



**Flat 4, 50 Oakdale Road, Oakdale,
Poole, BH15 3LG**

Flat 4, 50 Oakdale Road, Poole, Dorset, BH15 3LG

Leasehold Price Offers in Excess of £170,000

A super stylish 2 bedroom ground floor apartment built in 2007 with direct access to the communal gardens. The accommodation comprises of a spacious lounge/dining room, 2 double bedrooms, contemporary bathroom and a modern separate kitchen. Other benefits include a private parking space with further visitor bays, gas central heating, double glazing and bike store. This property has been a cherished and cared for home for over 8 years, and have added a classy and warm feeling throughout, and are suited to a property with no forward chain.

- An attractive 2 double bedroom ground floor apartment built in 2007
- Spacious lounge/dining room with fitted storage and direct access to the communal gardens
- Separate kitchen to include grey matte finished units with worktops above, integrated fan oven and grill, electric hob, extractor, and space for a fridge/freezer and washing machine which can be included
- Contemporary bathroom to include shower over bath, wash hand basin with cabinet above and wc
- Stylishly presented throughout
- Attractive hard flooring throughout
- Well maintained communal gardens
- Pets allowed with permission from managing agent
- Gas central heating and double glazing throughout
- Private parking bay with additional visitor spaces
- Bike store
- Secure entryphone system to the block
- Vendors suited to a vacant property

This lovely apartment is located ½ a mile from the shops in Canford Heath with beautiful heathland walks within 1½ miles. Poole Town Centre is just 2 miles away offering a range of shops and leisure facilities and the beautiful Poole Quay is a little further on offering a variety of bars and restaurants.

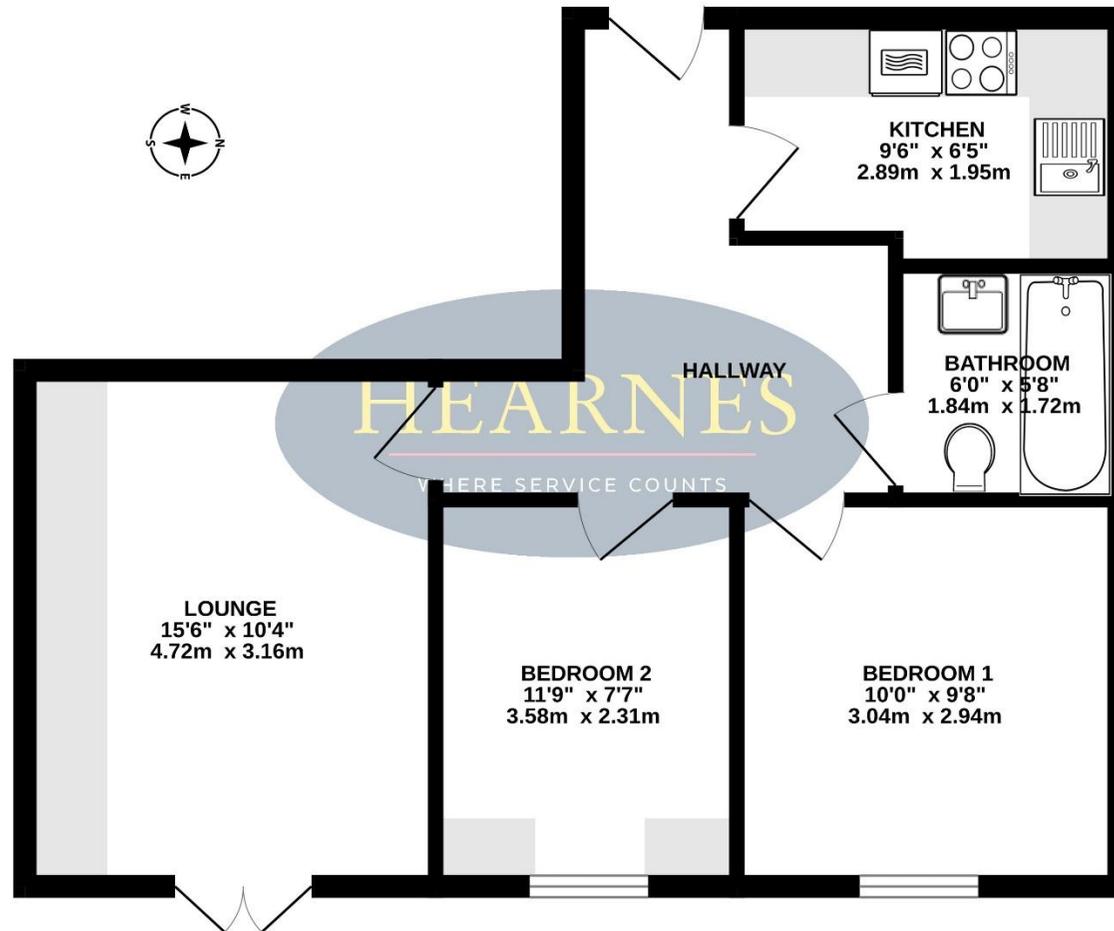
Maintenance charges: £687.43 per 6 months
Ground rent: £200 per annum
Lease length: 99 years from 2007- 81 years remaining

COUNCIL TAX BAND: B EPC RATING: C

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnes Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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OFFICES ALSO AT: BOURNEMOUTH, FERNDOWN, RINGWOOD & WIMBORNE

